

Falcon & 5500 Road Farm for Sale 84 acres
TBD Falcon Road
Olathe, CO 81425

\$745,000
84.820± Acres
Montrose County



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Olathe, CO / Montrose County

SUMMARY

Address

TBD Falcon Road

City, State Zip

Olathe, CO 81425

County

Montrose County

Type

Farms, Recreational Land, Undeveloped Land

Latitude / Longitude

38.590887 / -107.986026

Acreage

84.820

Price

\$745,000

Property Website

<https://aspenranchrealestate.com/property/falcon-5500-road-farm-for-sale-84-acres-montrose-colorado/62144/>



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PROPERTY DESCRIPTION

Irrigated Farm Land For Sale Near Olathe, Colorado

Property Details:

- **Location:** Near Olathe, Colorado
- **Total Acres:** 84 acres
- **Water Rights:** Approximately 74 shares from M&D Canal, Uncompahgre Valley Water Users
- **Irrigation System:** Gated pipe system
- **Altitude:** Over 5,500 feet
- **Crops:** Sweet corn, field corn, pinto beans, onions, potatoes, barley, wheat, oats, sunflowers, alfalfa, hemp
- **Wildlife:** Mule deer, elk, bear, pheasant
- **Views:** San Juan and West Elk Mountain Ranges, Black Canyon, Grand Mesa, Uncompahgre Plateau

Discover a rare opportunity to own a piece of the Western Slope's most fertile and historically productive farmland! This 84-acre parcel, nestled on California Mesa southwest of Olathe, Colorado, boasts soil that has sustained abundant crops across generations. Originally homesteaded by the renowned Roatcap family, the land is revered for its exceptionally fertile and productive soil, cultivated with care through generations of soil conservation practices.

Located strategically, the property enjoys close proximity to key towns: Montrose is a mere 15 miles away, Olathe just 7 miles, and Delta a convenient 18 miles, ensuring easy access to amenities and markets.

The farm is primarily irrigated through a reliable gated pipe system, supported by approximately 74 shares of water from the M&D Canal managed by the Uncompahgre Valley Water Users. This robust irrigation system ensures consistent water supply, even during droughts, allowing crops to flourish well into late fall.

Situated at an altitude of over 5,500 feet, the farm benefits from an ideal climate for a diverse range of crops including sweet corn, field corn, pinto beans, onions, potatoes, barley, wheat, oats, sunflowers, and alfalfa. The fertile land has also proven highly suitable for hemp production, aligning with neighboring farms that have seen exceptional yields. The property's quality of soil and water is noted to be on par with, if not better than, nearby farms.

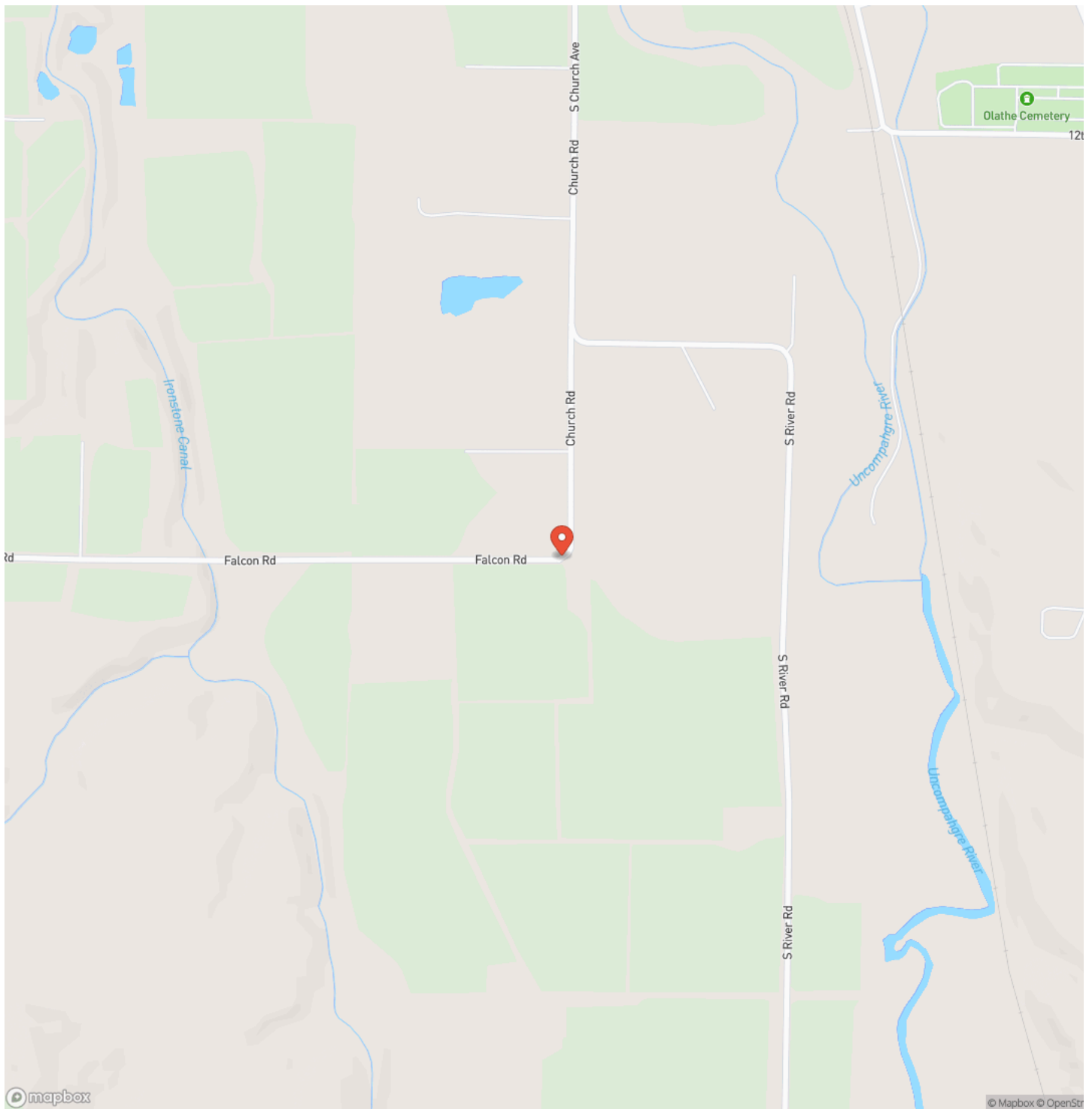
Beyond its agricultural prowess, the farm offers a tranquil retreat beneath the Uncompahgre Plateau, just a minute drive to BLM lands frequented by wildlife such as mule deer, elk, bear, and pheasant. Hunting enthusiasts will appreciate the opportunity to pursue trophy bucks in the nearby BLM land. The panoramic views from the property include vistas of the San Juan and West Elk Mountain Ranges, Black Canyon, Grand Mesa, and the Uncompahgre Plateau, enhancing its appeal as both a productive farm and a scenic sanctuary.

This remarkable farm parcel can be purchased individually or together with another adjacent parcel, presenting limitless possibilities for agricultural expansion and investment. Come explore this rich farmland and envision the endless opportunities it offers!

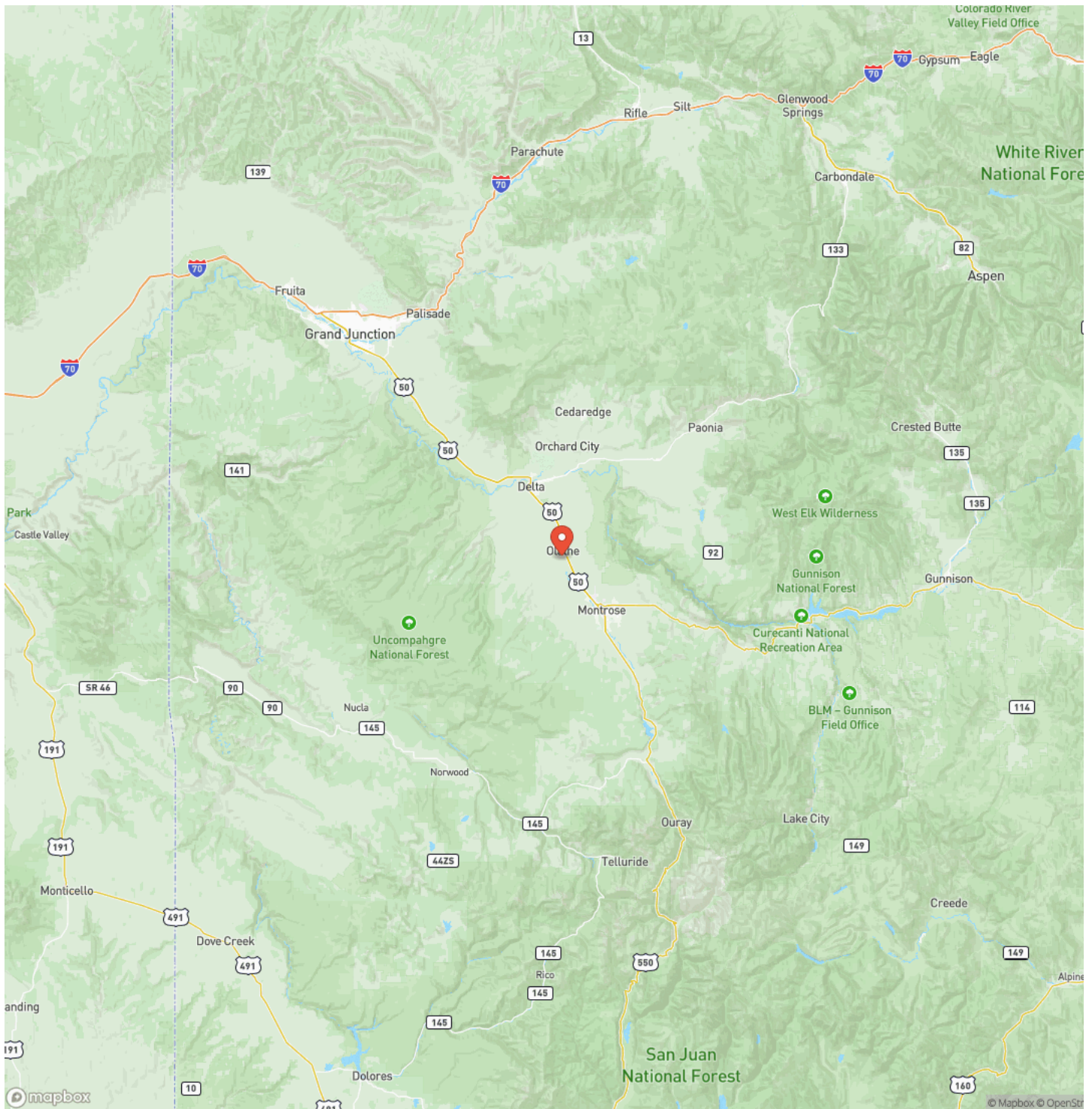
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Olathe, CO / Montrose County**



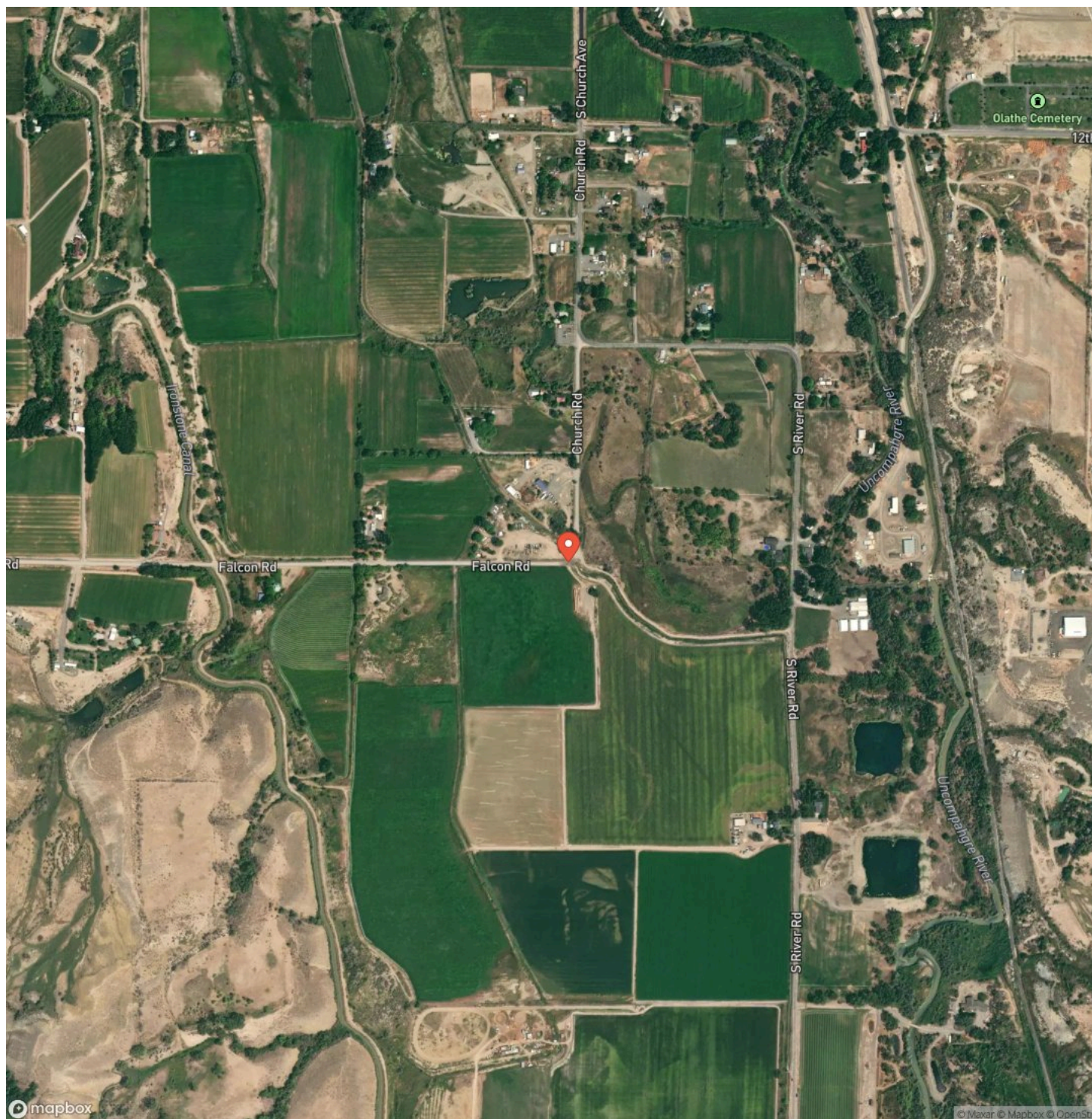
Locator Map



Locator Map



Satellite Map



Falcon & 5500 Road Farm for Sale 84 acres Olathe, CO / Montrose County

LISTING REPRESENTATIVE

For more information contact:



Representative

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Address

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City / State / Zip

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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